

**Final EIR Introduction**

This section has been changed subsequent to the public review of the February 2005 Draft EIR and the April 2008 Revised Draft EIR as follows:

1. Clarification that certain impacts associated with the Applicant's Preferred Project would be avoided with implementation of Reduced Project Alternative I.
2. Reference to the water storage tank size has been changed from the originally proposed 260,000-gallon water tank to the currently proposed 650,000-gallon tank (expandable to 800,000-gallons) as a result of comments received from the Ramona Municipal Water District (RMWD) on the RDEIR (April 2008) and the subsequent Water System Evaluation (RMWD, July 7, 2009).
3. County Light Pollution code reference updated to County Code Section 51.201 et seq.

## 2.5 Aesthetics

### 2.5.1 Existing Conditions

The majority of the site is characterized by steep, rugged terrain with boulders and rock outcroppings interspersed with trees, shrubs and dense vegetation. The topographic elevation ranges from approximately 1,300 feet to 1,900 feet, with the higher elevations found in the western parts of the property and the lower elevations in the eastern parts of the site. These lower elevations consist of meadow and oak woodland areas, interspersed with gently rolling hills covered with native and non-native vegetation, making up about 70 acres of the property. Two unnamed, intermittent tributaries converge and drain the northern part of the site east into the West Branch of San Vicente Creek. The West Branch drains south, adjacent to and traversing Mussey Grade Road on its way to the San Vicente Reservoir.

The existing development on-site is situated in the area of gentle topographic relief and the buildings are generally rustic and low in profile. The majority of the area surrounding the Salvation Army Divisional Camp site is also mountainous terrain. As a result of the steep topography, the surrounding road network is limited. The main north-south roads include SR-67, Mussey Grade Road (dead-ending at the San Vicente Reservoir) and Wildcat Canyon Road. Very few east-west improved roads exist. Secondary roads are rural in character, and either are improved with asphalt or gravel, with no striping or curbing. Many of the driveways and some of the secondary roads are private with gated access.

Mussey Grade Road has been identified by the Ramona Design Guidelines (County of San Diego, 1993) as a scenic road, a State Historic Roadway (Appendix G) and an important element of the community's character. The field visit conducted by BRG on March 17, 1999, and March 1, 2000, verified the high visual quality of this roadway due to the adjacent creek, mature oak trees, vegetation and topographic character. As the name implies, some portions of the road are characterized by a steep grade, while other portions are mostly level. The road parallels the West Branch of San Vicente Creek as it makes its way south to the San Vicente Reservoir. Much of the road is lined by mature oaks and in some areas the oak branches meet over the road, forming a full canopy. Because of the difference in terrain and the mature vegetation, the project site is not visible to viewers from Mussey Grade Road from outside the project boundary as shown in Key Observation Point ("KOP") 1 and 2 (Figure 2.5-1).

Northeast of the subject site lies in the Santa Maria Valley and the community of Ramona. This area is in stark contrast to the mostly mountainous and rugged terrain surrounding it. The level to gentle topographic relief in this area is characteristic of the floodplain associated with Santa Maria Creek. Nestled in the floodplain between Santa Maria Creek and several of its unnamed tributaries, the Valley provides the visual setting for this community.

To define the aesthetics of the proposed project area, 13 KOPs were chosen. Three visual simulations were created to provide a visual comparison before and after development of visible project components, including one for the Retreat Center, and two for the multi-purpose facility and mini-theater from adjacent private properties. The KOPs were selected based on the identification of potential sensitive viewers from adjacent private properties, and the most likely locations that one may view the proposed project from off-site. When private property owners would not allow access thereby preventing pictures from being taken, a picture of the project component from the periphery of the project boundary was used. The locations of KOPs are graphically depicted on Figure 2.5-1. Figures 2.5-2 through 2.5-17 provides photos taken at 55mm, similar to the view of the human eye. Each KOP is discussed below with a narrative description of the view.

**Key Observation Point 1** (Figure 2.5-2) provides an at-grade view from a point on Mussey Grade Road 0.6 miles south of the entrance to the Salvation Army Divisional Camp. Looking west, the view is obstructed by a steep, rising slope covered with trees and brush. The project site is not visible from this KOP.

**Key Observation Point 2** (Figure 2.5-3) provides an at-grade view looking south from a point on Mussey Grade Road 0.3 miles north of the entrance to the Salvation Army Divisional Camp. The steep slopes to the west and trees to the east frame the view. Although the visual quality of the view along Mussey Grade Road varies, this photograph illustrates the high aesthetic and visual quality along this road segment. The project site is not visible from this KOP.

**Key Observation Point 3** (Figure 2.5-4) provides a panoramic, at-grade view looking southeast from a point on the Nature Trail at Dos Picos County Park. The Nature Trail was chosen as a KOP due to its elevation above the rest of the park and because it is situated in the southern portion of the park, where the project site might be visible. Standing on a modest rock outcropping, the view is open to the east. The meadows of Golden Eagle West, a commercial/retail horse breeding ranch north of and immediately adjacent to the project site, are clearly visible. However, the view of the project site is obstructed by a mountainside covered with trees and brush. No portion of the property site is visible from KOP 3 or any other point along Dos Picos Park Road.

**Key Observation Point 4** (Figure 2.5-5) provides an at-grade view looking south towards the subject site from the intersection of Rancho de Oro Road and SR-67. Standing on the north side of SR-67, this view includes Ranch de Oro Road, houses and a vineyard. Based on the field survey, no portion of the project site is visible from KOP 4 or any other point along SR-67.

**Key Observation Point 5** (Figure 2.5-6) provides a view from the area of the proposed Retreat Center looking northeast at existing residences approximately three-quarters to one mile away. This KOP shows residences between the knolls and at the base of the hill that would have visual access to the proposed

Retreat Center. (Note: Under the Reduced Project Alternative I the Retreat Center would not be located in this area and would be located more centrally on the project site as compared to the Applicant's Preferred Project).

**Key Observation Point 6** (Figure 2.5-7) provides a view looking towards the area of the proposed Retreat Center from a driveway leading up to a private residence approximately 0.25 miles east. A visual simulation was prepared from this viewpoint (Figure 2.5-8). (Note: Under the Reduced Project Alternative I the Retreat Center would not be located in this area and would not be visible from this vantage point).

**Key Observation Point 7** (Figure 2.5-9) provides an at-grade view from the area proposed for the multi-purpose facility and indoor mini-theater looking east toward an off-site residence. It is estimated that this residence is approximately 600 feet from the proposed project component. The topography falls off toward the road and then rises toward the house. The residence and its grounds are not fully visible as trees and vegetation obstruct the view.

**Key Observation Point 8** (Figure 2.5-10) provides a view from the area on-site proposed for the multi-purpose facility and indoor mini-theater components looking northeast towards a knoll and existing homes outside of the project boundary. There is no existing residence on the knoll. The homes to the right of the photo in the distance, are over 1,200 feet away.

**Key Observation Point 9** (Figure 2.5-11) provides a view looking towards the proposed multi-purpose facility and indoor mini-theater components. This picture was taken from the eastern periphery of the project boundary, adjacent to an off-site residence. A visual simulation was prepared from this viewpoint (Figure 2.5-12).

**Key Observation Point 10** (Figure 2.5-13) is a picture taken from a knoll outside of the project boundary looking towards the multi-purpose facility and indoor mini-theater components. A visual simulation was prepared from this viewpoint (Figure 2.5-14).

**Key Observation Point 11** (Figure 2.5-15) is a picture taken from the eastern project boundary, approximately 2,400 feet away, looking towards the area of the proposed ~~260,000-gallon~~ 650,000-gallon tank (expandable to 800,000 gallons) ~~water tank~~. Dense vegetation prevents any views to the existing 10,000-gallon water tank that is currently hidden behind some brush in the middle of the picture. Due to private property limits, this picture was taken from the periphery of the project boundary and best represents the view of the project site from off-site residences to the east.

**Key Observation Point 12** (Figure 2.5-16) is taken from a knoll on the eastern part of the project area, looking south at the proposed maintenance yard location. This photo shows that the dense brush and vegetation completely covers the existing residence east of the site project boundary, precluding a line of sight towards the proposed maintenance yard.

**Key Observation Point 13** (Figure 2.5-17) is taken from the proposed maintenance yard location looking southeast toward existing residence. This photo shows that the topography and vegetation completely screens the view of the existing residence located outside of the property boundary.

### 2.5.1.1 *Existing Regulations*

Relevant plans and policies to the aesthetic analysis of the proposed project include the General Plan Scenic Highway Element, the Ramona Community Plan, Ramona Design Guidelines, and the Resource Protection Ordinance.

#### **A. General Plan Scenic Highway Element**

The County of San Diego has established a Scenic Highway Element in the General Plan (County of San Diego, 1986) which is intended to enhance scenic, historic and recreational resources within both rural and urban scenic highway corridors. The Scenic Highway System Priority List serves as the basis for initiating specific corridor studies. The criteria for establishing the Scenic Highway System Priority List are as follows:

- routes traversing and providing access to major recreation, scenic or historic resources;
- routes traversing lands under the jurisdiction of public agencies;
- routes supported by significant local community interest; and
- routes offering unique opportunities for the protection and enhancement of scenic recreational and historical resources.

It is the goal of the Scenic Highway Element to create a network of County scenic highway corridors within which scenic, historical and recreational resources are protected and enhanced. Routes which meet three or more of the above criteria, should be classified as first priority and have corridor studies initiated as soon as possible. Routes which meet two of the above criteria should be classified as second priority and should have corridor studies initiated at the time of permits. Routes that meet only one of the criteria are considered third priority with no identified time horizon for the initiation of corridor studies. A Third Priority Scenic Highway is the lowest ranking assigned by the Scenic Highway Element.

SR-67 is designated as a Third Priority Scenic Route. As such, SR-67 is on a County list of roadways for which a visual corridor study should be performed, sometime in the unspecified future, to determine if official scenic highway status should be granted. To date, SR-67 has not been designated as a scenic highway. Regardless, the project is not visible from SR-67. Therefore, the project would not impact the scenic quality of the network of County Scenic highway corridors and would be consistent with the goal to protect and enhance scenic resources within designated highway corridors.

#### **B. Ramona Community Plan**

The Ramona Community Plan (County of San Diego, 1995) was developed by the local community planning organization and the County of San Diego Department of Planning and Land Use to outline the goals and policies to create the kind of living environment desired by the Ramona area citizens. These policies are intended as applications of broad General Plan policies designed to fit the specific or unique circumstances existing in this community.

### **C. Ramona Design Guidelines**

The Ramona Design Guidelines (County of San Diego, 1993) have been developed by the local community planning organization and the County of San Diego Department of Planning and Land Use to provide guidelines for development in the Ramona Community Planning Area.

### **D. Resource Protection Ordinance**

The Resource Protection Ordinance (RPO) helps to preserve unique topography, natural beauty, diversity, natural resources, and quality of life in the County. The RPO implements standards for the amount of steep slope encroachment allowed for proposed development based on the percentage of each lot in steep slopes. In designing lot configuration on steep slope lands in all land uses designations, parcels shall be created in the manner which minimizes encroachment onto steep slope lands. Where ten percent or more of a lot contains steep slopes, that portion of the lot containing such lands shall be placed in an open space easement unless the lot is equal to or greater than 40 acres or a Sensitive Resource Area designator has been applied pursuant to the Zoning Ordinance.

## **2.5.2 Thresholds of Significance**

In accordance with CEQA Appendix G, the County of San Diego General Plan, including the Ramona Community Plan and the County of San Diego Light Pollution Code, the project would result in a significant impact to Aesthetics if it would result in:

- A physical change that is determined to be in substantial conflict with the character of the area, as defined by the Ramona Community Plan (County of San Diego, 1995) and Ramona Design Guidelines (County of San Diego, 1993). Physical change is defined as a substantial or potentially substantial adverse change in any physical conditions, including grading, structures, roads, other physical improvements, landscaping, brushing and clearing, and any discretionary action that would ultimately result in physical change.
- A physical change that may preclude future compliance with the Ramona Design Guidelines.
- A physical change that would substantially affect the viewshed of a designated scenic highway (as defined in the Scenic Highway Element of the General Plan (County of San Diego, 1986), regardless of priority status.
- A physical change that would substantially degrade the quality of scenic vista or identified visual resource, including but not limited to, unique topographic features, undisturbed native vegetation, surface waters and major drainages, and parks or recreation areas.
- Any cut or fill slope over 15 feet in height.
- Any project that would produce excessive light or glare, or would result in dark sky impacts.

## **2.5.3 Analysis of Project Effects and Determination as to Significance**

In analyzing the visual impact of the proposed project, this EIR addresses the aspects of the project that would be, or may be, visible from public locations and privately owned residences off-site. Although CEQA does not require analysis of private views, and the County of San Diego does not regulate impacts to

private views, an analysis of private viewsheds is provided herein for informational purposes as it may relate to community character. A visual impact analysis for those areas of the project that are not visible from off-site locations are not included since they would not affect the visual environment of the surrounding community. Due to topography and/or vegetation and tree cover, the proposed administrative cluster, cabin camping, education camp, staff housing, play courts, and play field improvements would not be visible from off-site locations. However, since the Retreat Center, central dining facility, multi-purpose facility, indoor mini-theater, water tank, and maintenance yard could possibly be visible from public locations and privately owned residences, the following visual impact analysis is provided below for these proposed improvements. Architectural elevations of these improvements are provided as Figures 2.5-18 through 2.5-21.

**Retreat Center** — The Retreat Center component would change the visual setting as seen from residences located to the west, north and east of the project site. It is the only project component that would be completely visible from private property over 1,000 feet away. KOPs 5 and 6 (Figure 2.5-6 and 2.5-7), show a view towards and from private residential areas situated to the east that have views to the proposed Retreat Center site. Various buildings and structures associated with the new Retreat Center would be partially visible from these KOPs. As shown on KOP 3 (Figure 2.5-4), a view looking towards the general area of the Retreat Center from a public vantage point at the Nature Trail of Dos Picos County Park shows that no portion of the existing project site or the proposed improvements would be visible.

Figure 2.5-8 is a visual simulation of the proposed Retreat Center area as seen from a steep driveway shown in the middle of KOP 6. As shown on this simulation, clearing and grading for buildings, structures and brush management would create a very slight change in the setting by removing existing chaparral vegetation (discernable at the very center of Visual Simulation 1). However, the proposed building would not exceed 30 feet in height and would be stepped along the natural slopes of the knoll. In addition, native vegetation would be used for landscaping to reduce the center's visual impact. These buildings would be compatible with the surrounding community and would not block any significant viewsheds from surrounding land uses. The structures closest to the northern property line would be oriented perpendicular to off-site observers, rather than parallel. These proposed design features would minimize the mass and height of the Retreat Center components.

Even though there would be change to the visual environment in this location of the project site, much of it would not be visible to off-site observers, and if seen, the project site is so far away that the Retreat Center components would blend with the hillside and be compatible with surrounding residences. There are five residences located approximately 0.66 to one mile north of the proposed Retreat Center, and one structure at the commercial/retail Golden Eagle West Horse Breeding Ranch that would be approximately 1,500 feet north of the Retreat Center. At these distances, the visible portions of the proposed Retreat Center development would make up a very small part of the visual landscape. Therefore, a major visual change to these residences is not anticipated. Moreover, the project includes architectural design features (i.e., stepping into hillsides and building orientation) and a Landscape Concept Plan that shall be implemented as part of this project component. Therefore, development of the Retreat Center would not result in a significant visual impact.

**Impact 2.5.a** Under the Applicant's Preferred Project, The most dramatic landform alteration required for this component would be the cut slopes required for the proposed Retreat Center access road. Cut and fill slopes ascending the hillside are proposed to be 2:1 (run:rise) and vary from one foot to 20 feet in height, with the majority of slopes ranging between ten and 15 feet in height. Although this slope would be located on the south side of the knoll and would not be visible to surrounding land uses, the 20-foot cut slopes exceed the County's 15-foot standard, and therefore, would result in a significant aesthetic impact. (Note: this impact would be avoided under the Reduced Project Alternative I as the Retreat Center would be located more centrally on the project site; and, at that location, the cut slopes for the Retreat Center access road would not exceed the County's 15-foot standard).

**Multi-Purpose Use Building, Indoor Mini-Theater and Central Dining Facility** – The proposed multi-purpose use building, indoor mini-theater and dining facility would change the visual setting through the removal of native vegetation and introduction of structures and parking lots to a currently undeveloped area. Two visual simulations were created for these project components to show the scale and bulk of the proposed buildings. Figure 2.5-11 is a simulation from KOP 9 and Figure 2.5-14 is a simulation from KOP 10. The indoor mini-theater and multi-purpose center are proposed one- and two-two story buildings, respectively. The lower floor of the multi-purpose center would be built into the existing slope to reduce the scale of the building. The building would not exceed 38-feet in height from finished grade on the up slope side, reflecting the natural slope of the existing topography. The proposed central dining facility would be a one-story structure that would not exceed 32-feet in height from finished grade. These project components may be visible from the residences view from KOPs 9 and 10 and simulations 2 and 3 (Figure 2.5-11 through 2.5-14). The residence shown in KOP 7 is approximately 600 feet east, while the residences shown on KOP 8 area are more than 1200 feet away from these project components.

The distance of these proposed uses from existing homes would provide an adequate setback to prevent any visual quality impacts. In addition, retention of existing natural vegetation and provision of landscaped sycamore and poplar groves around the structures would screen most of the area from outside uses. No significant aesthetic impacts would occur from these project components.

**Water Tank** – The proposed water tank would be potentially visible from residences east of the project site. The tank would be located in the central portion of the site ~~next to~~ near the existing 10,000-gallon tank, which is completely covered by existing brush and vegetation. The picture shown on KOP 11 was taken from the eastern boundary of the project site and is not representative of the view that residences to the east would have because they are more than 2,500 feet further away from the location that the photo was taken. The proposed ~~260,000-gallon~~ 650,000-gallon tank (expandable to 800,000 gallons) ~~water tank~~ would be approximately ~~46~~ 23 feet in height from finished grade and approximately ~~55~~ 70 feet ~~wide~~ in diameter. If expanded in the future to 800,000 gallons, the tank height would be approximately 28 feet. The water tank would be landscaped with trees so that the tank would blend in with the surrounding environment. The proposed tank would not alter the visual environment and residences that would have potential views to this project component would be too far away to ~~render it a substantial~~ notice the change. Visual impacts from the water tank would be less than significant.

**Maintenance Yard** – The proposed maintenance yard is generally not visible to the surrounding community. The closest off-site residence that would potentially have a view to this project component is approximately 600 feet southeast of the proposed maintenance yard. However, as shown on KOP 12 and 13, the dense brush and vegetation completely block the view from this off-site residence, precluding visibility towards the maintenance yard area. As such, aesthetic impacts would be less than significant.

### 2.5.3.1 Consistency with Relevant Plans and Policies

#### A. General Plan

##### **Scenic Highway Element**

**Goal:** *“Protect and enhance scenic resources within designated scenic highway corridors.”*

It is the goal of the Scenic Highway Element to create a network of County scenic highway corridors within which scenic, historical and recreational resources are protected and enhanced. A Third Priority Scenic Highway is the lowest ranking assigned by the Scenic Highway Element. As such, SR-67 is on a County list of roadways for which a visual corridor study should be performed, sometime in the unspecified future, to determine if official scenic highway status should be granted. To date, SR-67 has not been designated as a scenic highway. The project is not visible from SR-67, Mussey Grade Road, or any other designated or proposed scenic highway. Therefore, this goal does not apply to the proposed project.

##### **Conservation Element**

##### *Astronomical Dark Sky Policy*

**Policy 1:** *“The County of San Diego will act to minimize the impact of development on the useful life of the observatories.”*

As required by the ~~MUP for this project (EIR Section 1.1.1.2),~~ County Light Pollution Code (County Code Section 51.201 et seq 59.101 through 59.115), ~~and Section 6322 of the County Zoning Ordinance,~~ all outdoor lighting will be adjusted to reflect light downward. Lighting will not be allowed within 100 feet of the project boundary or open space easement. As indicated in the proposed Lighting Plan, small-scale, low voltage lighting will be used to illuminate trails leading from cabin areas to other development components. Multi-use courts and tennis courts will have mounted flood lights, but will be controlled by timers to comply with County Ordinance, and used only a few times during the year. Proposed play fields will not be illuminated, and will therefore be available for use only during daylight hours. By complying with County ordinances and minimizing light pollution, the proposed project is consistent with the policy to minimize the impact of development on the useful life of the observatories.



## B. Ramona Community Plan

### Scenic Highways

*Goal: “Encourage a scenic highway system, which will provide attractive and scenic travel routes through the Ramona Planning Area.”*

The proposed project would not be visible from SR-67, which is designated as a Scenic Highway under the Ramona Community Plan, as shown in KOP 4 (Figure 2.5-5). Therefore, this goal does not apply to the proposed project.

## C. Ramona Design Guidelines

The objectives and guidelines of the Ramona Design Guidelines relative to aesthetics pertinent to the proposed project are listed below. Please refer to EIR Section 2.7 for a detailed analysis of the proposed projects conformance with the Ramona Design Guidelines.

### Community Design Objectives

*a. Preserve the character of existing community landscape by retaining important natural features, landforms and scenic resources.*

The proposed project includes careful site planning and design features that preserve the topography and character of the area to the maximum extent practicable. These include: 1) stepping buildings to minimize view impacts and following the natural contours of the ~~site~~ site; 2) locating development in previously developed flat areas of the site to minimize encroachment into the hillside; and, 3) providing landscaping to soften and screen proposed buildings with native drought-tolerant species that match the existing on-site vegetation. Therefore, the project would be consistent with the objective to preserve the character of existing community landscape by retaining important natural features, landforms and scenic resources.

*b. Preserve and enhance the quality of scenic roads throughout the Community Planning Area.*

Mussey Grade Road is identified by the Ramona Design Guidelines as a scenic road and as an important element of the community's character and image. ~~Recently, the~~ The County Board of Supervisors recommended to the State that Mussey Grade Road should be listed on the California Register of Historical Places because of its cultural, historical, and scenic resources. As such, existing natural features and views should be protected. Due to the lower elevation of Mussey Grade Road relative to the proposed project site and due to dense vegetation in the area, there are no views of the existing or proposed camp from Mussey Grade Road. As such, the proposed project would have no impact to any natural features that are visible from Mussey Grade Road. Visual changes resulting from proposed development would not be within the viewshed of Mussey Grade Road. Therefore, this goal does not apply to the proposed project.

### Site Design Guidelines

- a. *Establish a compatible relationship between the development project and the community and neighboring properties.*

The existing Salvation Army camp, community and neighboring properties have a compatible relationship. The existing development has a rustic character, which is consistent with the rural style of development envisioned by the citizens in this community. The project has been carefully designed to preserve the rural character of the area, while meeting the basic objectives of the project. The proposed project would not significantly alter the visual relationship between the subject site and the community as most existing and proposed buildings and structures on-site are screened from neighboring properties. Although under the Applicant's Preferred Project, the proposed Retreat Center would be visible from some private residences located north of Dos Picos Park Road, these homes are between 0.66 and 1.0 mile away. Therefore the project would be consistent with the goal to establish a compatible relationship between the development project and the community and neighboring properties.

The existing Salvation Army Divisional Camp currently has a compatible relationship with neighboring property owners. Most existing buildings and structures on-site are screened from neighboring properties due to intervening topography or dense vegetation and existing groves.

- b. *Demonstrate an effort to retain significant existing natural features characteristic of the community's landscape. Existing topography and landforms, drainage courses, rock outcroppings, vegetation and views should be incorporated into future development.*

The proposed project has been sited in an effort to retain existing topography and natural features by minimizing clearing and grading and retaining the majority of the site in open space. Development within drainage courses and rock outcroppings has been avoided and the project would not be visible off-site. Therefore, the project is consistent with this site design guideline.

- c. *Buildings and open spaces should be organized to take advantage of the spaces between buildings as opportunities for outdoor activities, as transitions between indoors and outdoors, and as potential points of "focus" for the development.*

Buildings are proposed to be clustered in a manner that promotes preservation of large blocks of undeveloped areas to maintain the rustic nature of the property and preserve sensitive biological resources. However, as illustrated in the proposed site plan (Figure 1-4), each building is offset from its neighboring building and situated to provide ample open space between structures. Since the proposed project is a camp and retreat center, recreation and outdoor uses are primary with specific areas of the property designated for outdoor activities. The proposed Landscape Concept Plan includes plantings and treatments around buildings to form a transition from the surrounding natural landscape and introduce each developed area to the visitor. As such, the project is consistent with this guideline.

### **Architectural Character Guidelines**

*a. Architectural elements that are rustic and characteristic of rural buildings are strongly preferred.*

The proposed building design would be rustic in character, built with slump stone masonry, earth-toned concrete masonry units, stone veneer, plaster, brick, or wood. Reflective materials (e.g., sheet metal) would be limited to roof flashing, gutters or ancillary fixtures, which would not be expected to be visible from adjacent land uses and are required to waterproof the structures. The exterior color of the buildings would be painted or stained with earth tones (e.g., reddish, brownish and greenish tones); bright accent colors would be prohibited. The intent is to complement the existing structures on the site and to blend into the natural rural setting of the area. The proposed design and architectural features are consistent with the goals to use architectural elements that are rustic and characteristic of rural buildings.

*b. Respect the scale of the community with regard to apparent size and scale of new buildings.*

The total proposed building and lot coverage is sparse, with most buildings single story and of small scale. The larger buildings proposed on-site are similar in scale to barns, stables, or storage structures for agricultural equipment – all of which are allowed in the agricultural zone designation for the property. The proposed buildings would not exceed 30 feet in height. By limiting building heights and clustering smaller buildings rather than grouping development into larger structures, the proposed project is consistent with the goal to respect the scale of the community with regard to apparent size and scale of new buildings.

*c. Building form, mass, and elevations should be articulated to create intersecting rooflines, shadow patterns and architectural detailing.*

Proposed buildings will have simple, direct massing. Roof forms would be hip, gable or shed in nature, and would reflect the corresponding slope of the subject site. Building walls in excess of 100 feet would be offset by a minimum of four feet to divide the wall into separate visual elements. The proposed two-story Retreat Center buildings would be stepped to follow the natural contour of the land and landscaped at their lower floors with native vegetation. The multi-purpose building would be set into the slope, but not stepped. Therefore, the project would be consistent with the guideline directing that building form, mass, and elevations be articulated to create intersecting rooflines, shadow patterns and architectural detailing.

*d. Buildings should incorporate existing natural landscape features as design elements.*

The proposed two-story buildings within the Retreat Center component and multi-purpose center are to be stepped and set into the slopes at their lower floor to follow the contours of the natural topography. Building design and layout would incorporate existing natural landscape features, therefore, the proposed project is consistent with this guideline.

### **Site Lighting Guidelines**

*a. Lighting should be used efficiently to aid safety, security and to compliment architectural character without intrusion into adjacent properties, roadways and the night sky.*

As required by the ~~Major Use Permit (MUP) for this project Section 6322 et seq. of the County Zoning Ordinance, and~~ County Code Section 51.201 et seq ~~59.101~~, Light Pollution Ordinance, all outdoor lighting

will be approved types and will be adjusted to reflect light downward and away from roads, driveways, and adjoining property. As indicated in the Lighting Plan, small-scale, low voltage lighting will be used to illuminate trails leading from cabin areas to other development components. Multi-use courts and tennis courts will have mounted flood lights, but will be controlled by timers to comply with County Ordinance, and used only a few times during the year. Proposed play fields will not be illuminated, and will therefore be available for use only during daylight hours. The project design also includes landscaping and the use of low-reflective glazing on buildings to reduce glare. For these reasons, the proposed project is consistent with the guideline directing that lighting be used efficiently to aid safety, security and to compliment architectural character without intrusion into adjacent properties, roadways and the night sky.

### ***Building Equipment and Services Guidelines***

- a. *Carefully locate and design building equipment and services to minimize their visual impact on public streets and neighboring properties.*

The proposed project includes relocation of the existing maintenance facility to the eastern portion of the project site, adjacent to existing residential properties. The proposed maintenance facility has been designed so access to buildings and storage areas is from an interior yard. The maintenance facility would not be visible from any public streets. Existing buildings, vegetation and trees, and topography will screen this proposed use from neighboring properties. Therefore, the proposed project is consistent with this guideline.

## **D. Resource Protection Ordinance**

### ***Steep Slopes***

The majority of the property is characterized by slopes steeper than 25 percent, and is therefore subject to the County of San Diego RPO. Under RPO, if less than 75 percent of the property has slopes greater than 25 percent, a ten percent encroachment allowance into steep slope areas is permitted (County of San Diego, 1991). Approximately 56 percent, or 322 acres, of the total 578-acre property has slopes greater than 25 percent; therefore, the encroachment allowance for the site is ten percent (or 32.2 acres; Table 2.5-1) of the total steep slope area. The majority of slopes greater than 25 percent are located at the higher elevations in the western and southern portions of the property.

The proposed project includes maximum hillside preservation by minimizing encroachments and ensuring long-term protection through dedicated open space. It locates clustered development in the relatively level previously disturbed portions of the site and preserves the vast majority of the steeply sloped portions of the site in open space. In order to protect the natural landform and to preserve sensitive biological habitat, the hillsides and ridgetops located at the higher elevations in the western and southern portions of the property would remain undeveloped. Where proposed development requires grading into steep slopes, the grading is limited in total area. As shown in Table 2.5-2, the project's total encroachment into steep slopes would be only 1.21 percent (3.9 acres), well within the allowed ten percent. Therefore, the project is consistent with RPO and a steep slope open space easement is not required pursuant to RPO Section 5b.

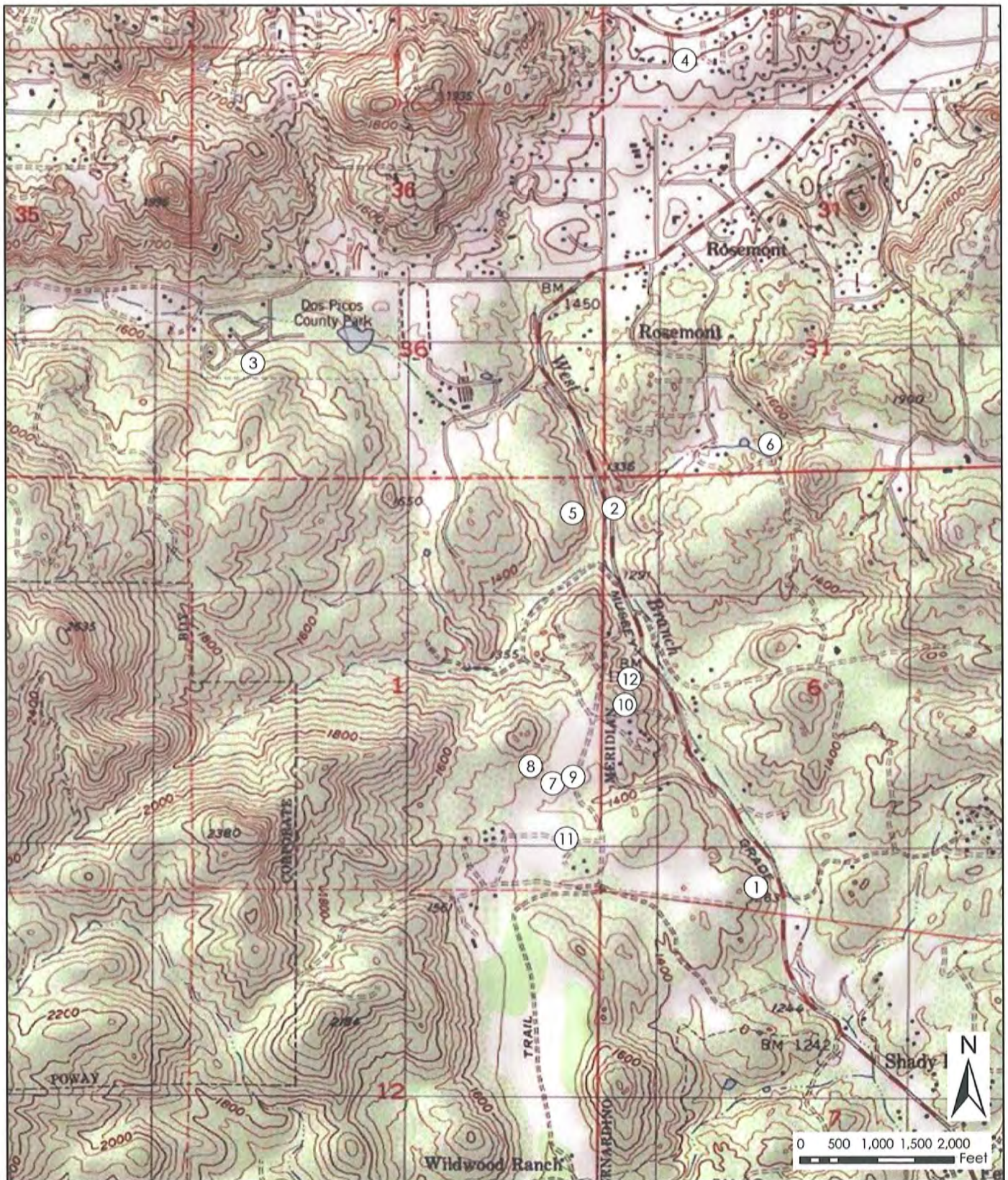
## 2.5.4 Mitigation Measures

**MM** The proposed Retreat Center access road cut and fill slopes shall be contour-graded to  
**2.5.a** integrate with the natural contours of the adjoining topography and revegetated with native vegetation. (Note: This mitigation measure would not be required for Reduced Project Alternative I).

## 2.5.5 Conclusions

Aesthetic impacts associated with the Retreat Center access road would be reduced to below a level of significance with implementation of the mitigation measure 2.5a. (Note: under the Reduced Project Alternative I, no aesthetic impact would occur and no mitigation measure would be required).





SOURCE: USGS, 2009; BRG Consulting, Inc., 2008

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Salvation Army Divisional Camp and Retreat  
Location Map of Key Observation Points

FIGURE  
2.5-1





An at-grade view looking northwest from a point on Mussey Grade Road 0.6 miles south of the entrance to the Salvation Army site. Camp not visible.

SOURCE: BRG Consulting, Inc., 2000



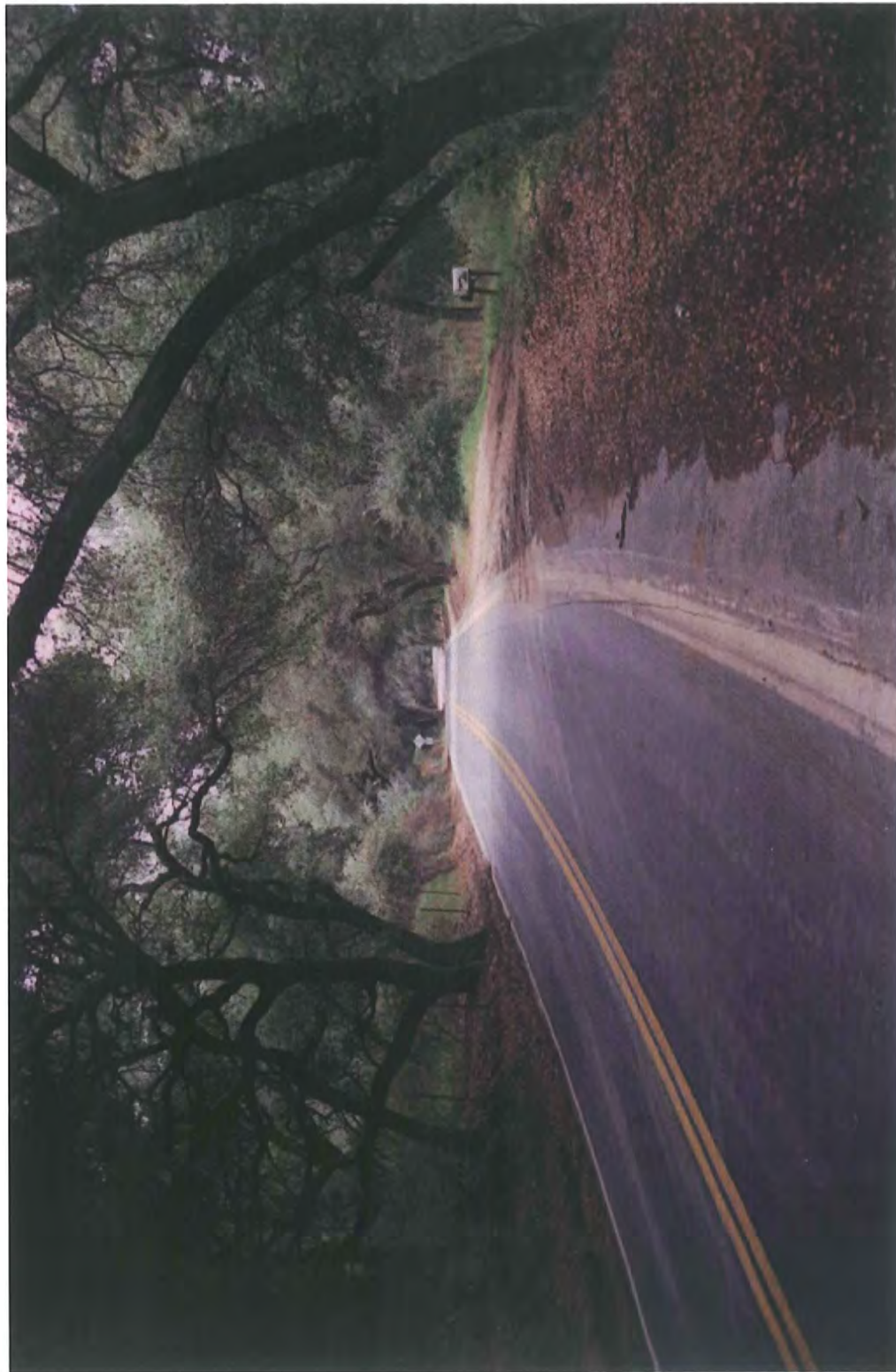
Salvation Army Divisional Camp and Retreat

Key Observation Point 1

1/5/10

FIGURE

2.5-2



An at-grade view looking south from a point on Mussey Grade Road 0.3 miles north of the entrance to Salvation Army site. Camp not visible.

SOURCE: BRG Consulting, Inc., 2000

1/5/10



Salvation Army Divisional Camp and Retreat

## Key Observation Point 2

FIGURE

2.5-3





A panoramic, at-grade view looking southeast from a point on the Nature Trail at Dos Picos County Park. Camp not visible.

SOURCE: BRG Consulting, Inc., 2000

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Salvation Army Divisional Camp and Retreat

Key Observation Point 3

FIGURE

2.5-4





An at-grade view looking south towards the Salvation Army site from the intersection of  
Rancho de Oro Road and State Route 67. Camp not visible.

SOURCE: BRG Consulting, Inc., 2000

1/5/10



Salvation Army Divisional Camp and Retreat

Key Observation Point 4

FIGURE

2.5-5





View looking northeast towards existing private residences from the proposed retreat site.

SOURCE: BRG Consulting, Inc., 2000



Salvation Army Divisional Camp and Retreat

Key Observation Point 5

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FIGURE

2.5-6



Existing view looking southwest from an existing residence toward the proposed retreat site. The development visible in the foreground of the photograph is not within the camp property.

SOURCE: BRG Consulting, Inc., 2000

1/5/10

Salvation Army Divisional Camp and Retreat

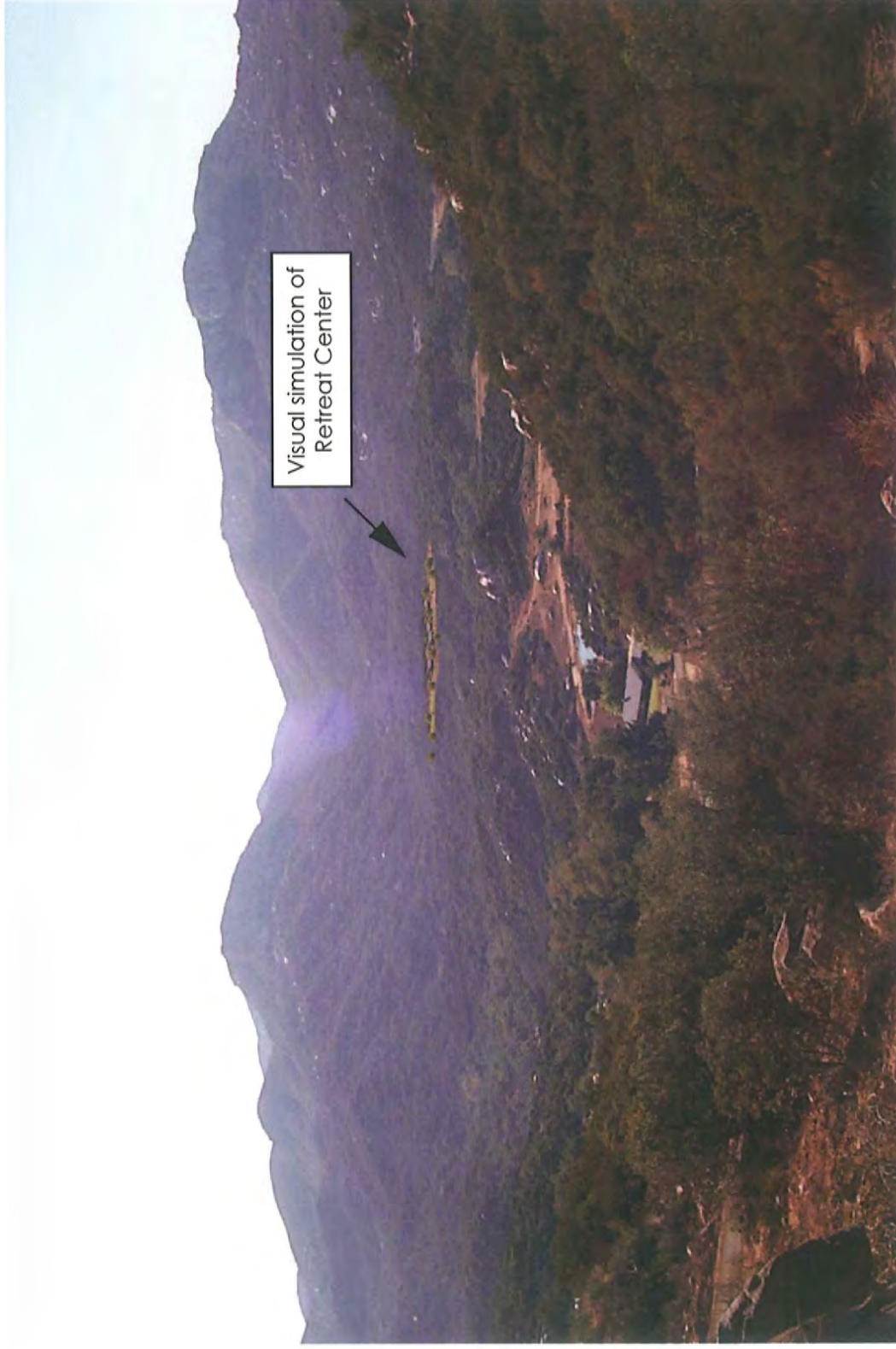
Key Observation Point 6

FIGURE

2.5-7







Visual simulation looking southwest from an existing residence toward the proposed retreat site.

SOURCE: BRG Consulting, Inc., 2000

1/5/10

Salvation Army Divisional Camp and Retreat

Visual Simulation 1

FIGURE

2.5-8





View looking directly east at an existing residence from the proposed multi-purpose facility and indoor mini-theater area.

SOURCE: BRG Consulting, Inc., 2000



Salvation Army Divisional Camp and Retreat

Key Observation Point 7

1/5/10

FIGURE

2.5-9





View looking northeast at existing residences from the proposed multi-purpose facility and indoor mini-theater area.

SOURCE: BRG Consulting, Inc., 2000



Salvation Army Divisional Camp and Retreat

Key Observation Point 8

1/5/10

FIGURE

2.5-10



Existing view looking at the proposed location of the multi-purpose facility and mini-theater area from within the property boundary adjacent to the existing residence.

SOURCE: BRG Consulting, Inc., 2000



Salvation Army Divisional Camp and Retreat

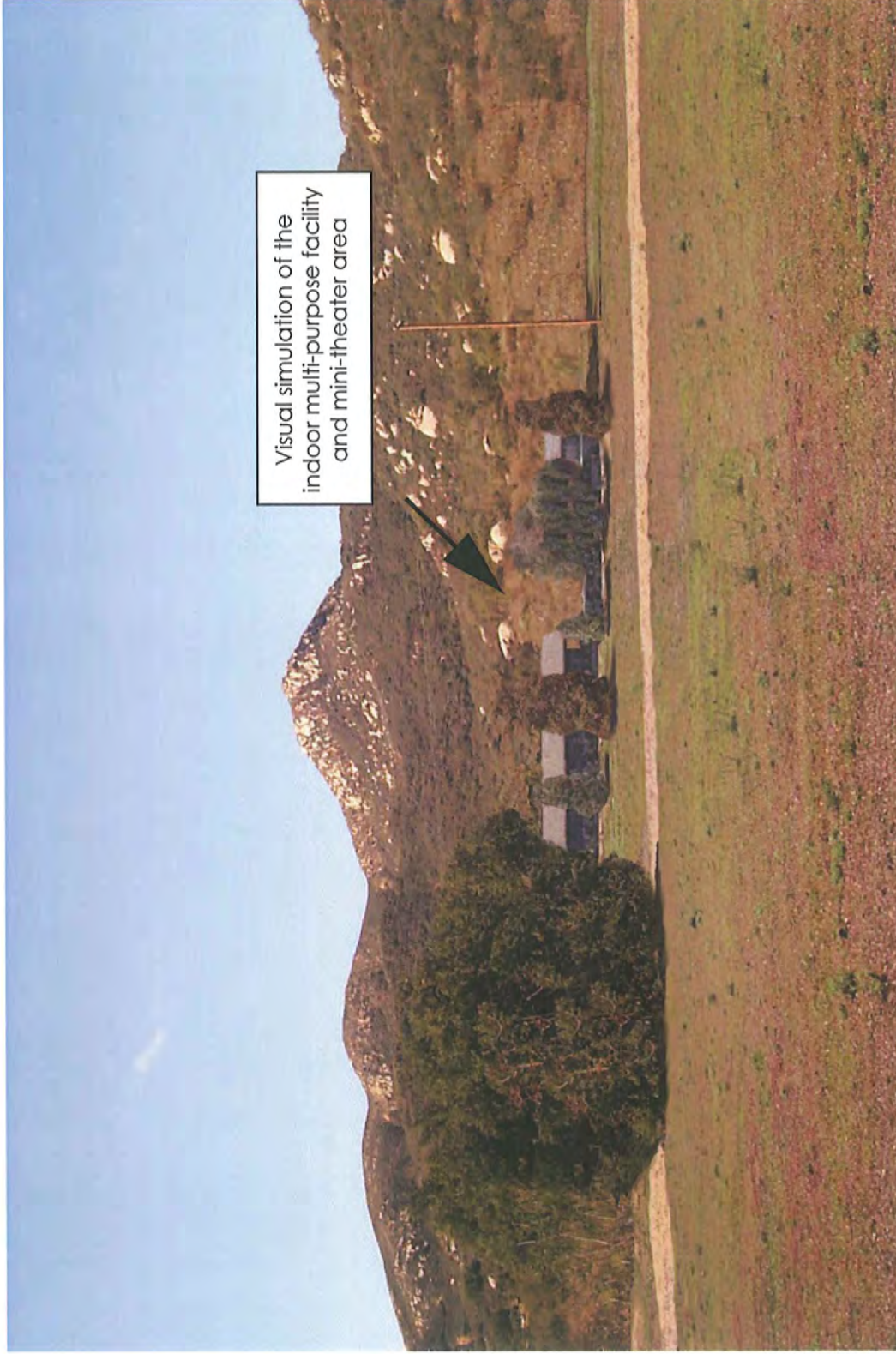
## Key Observation Point 9

1/5/10

FIGURE

2.5-11





Visual simulation of the indoor multi-purpose facility and mini-theater area

Visual simulation looking at the indoor multi-purpose facility and mini-theater area from within the property boundary adjacent to the existing residence.

SOURCE: BRG Consulting, Inc., 2000

1/5/10

Salvation Army Divisional Camp and Retreat

FIGURE

Visual Simulation 2

2.5-12







View from knoll outside of the project boundary looking toward the proposed location of the multi-purpose facility, dining facility and indoor mini-theater components.

SOURCE: BRG Consulting, Inc., 2000

1/5/10



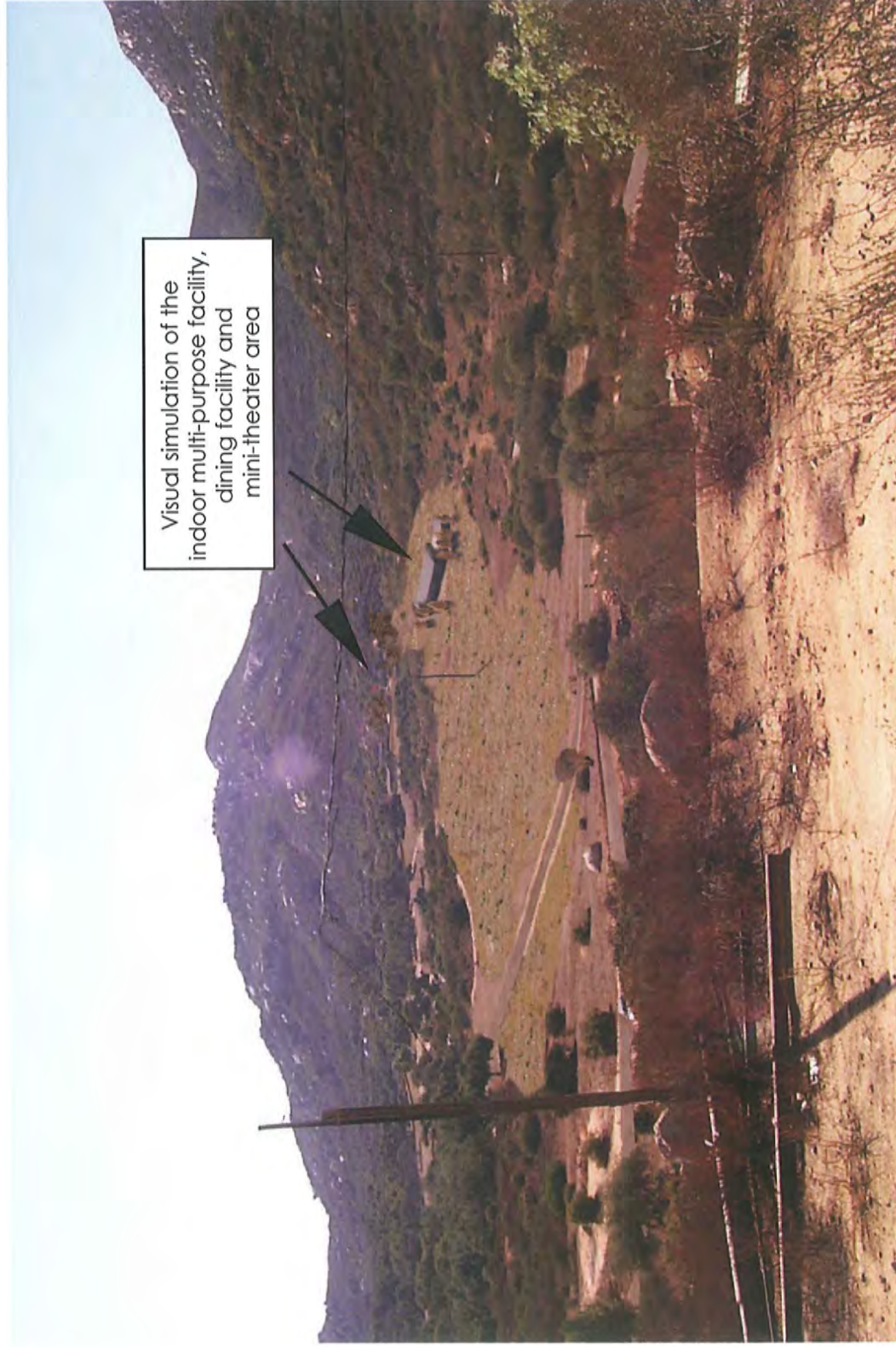
Salvation Army Divisional Camp and Retreat

Key Observation Point 10

FIGURE

2.5-13





Visual simulation of the  
indoor multi-purpose facility,  
dining facility and  
mini-theater area

Visual simulation from knoll outside of the project boundary looking toward the proposed multi-purpose facility, dining facility and indoor mini-theater components.

SOURCE: BRG Consulting, Inc., 2000

1/5/10

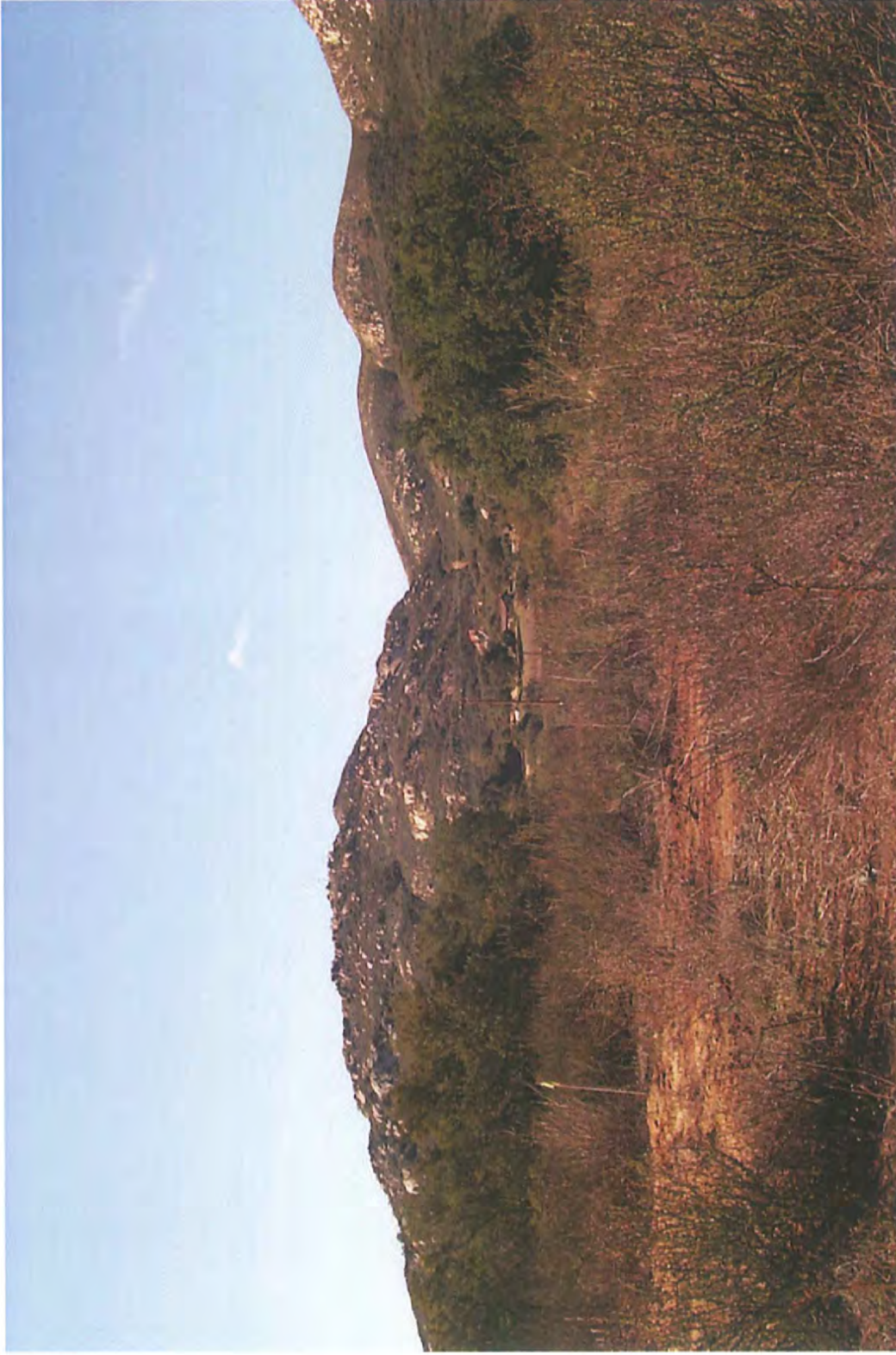
Salvation Army Divisional Camp and Retreat

FIGURE

Visual Simulation 3

2.5-14





View from the eastern property boundary looking southwest toward the vicinity of the existing water tank and proposed water tank.

SOURCE: BRG Consulting, Inc., 2000

1/5/10

Salvation Army Divisional Camp and Retreat

Key Observation Point 11

FIGURE

2.5-15







View from a knoll on the eastern part of the project site looking south at the proposed maintenance yard.

SOURCE: BRG Consulting, Inc., 2000



Salvation Army Divisional Camp and Retreat

## Key Observation Point 12

1/5/10

FIGURE

2.5-16





Location of proposed maintenance yard looking southeast at existing residence location adjacent to the property boundary.

SOURCE: BRG Consulting, Inc., 2000



Salvation Army Divisional Camp and Retreat

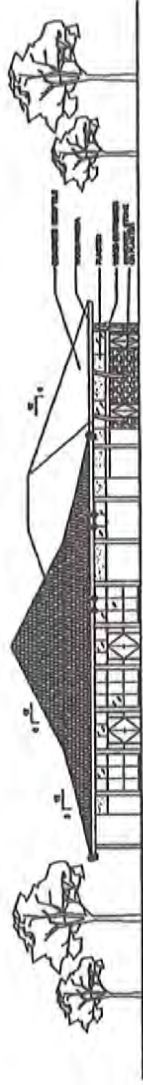
Key Observation Point 13

1/5/10

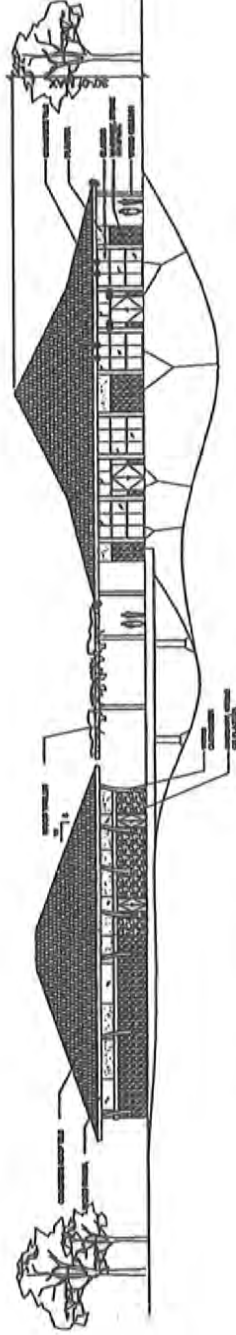
FIGURE

2.5-17

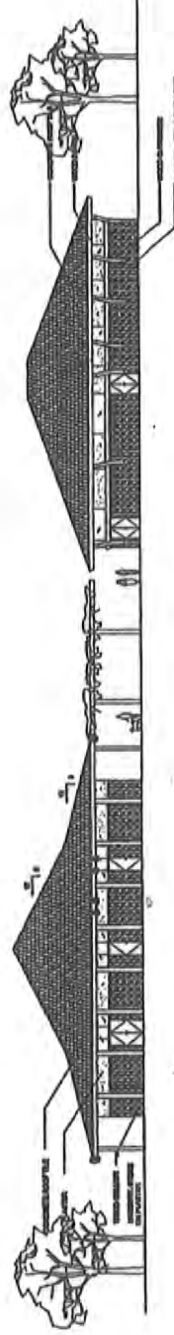
F:\projects\920 Salvation Army\Final BR 2009\Chapter 2\Section 5\Figure 2.5-17 Key Observation Point 13.dwg



EAST ELEVATION (WEST SIMILAR)



SOUTH ELEVATION



NORTH ELEVATION

RETREAT/DINING FACILITY

SOURCE: Matalon Architecture and Planning, 2002

1/5/10

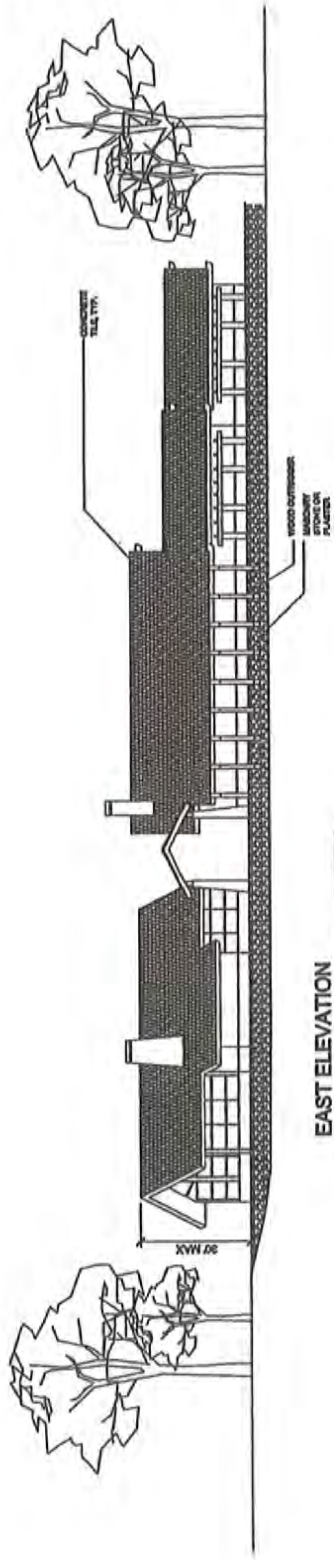
Salvation Army Divisional Camp and Retreat

FIGURE

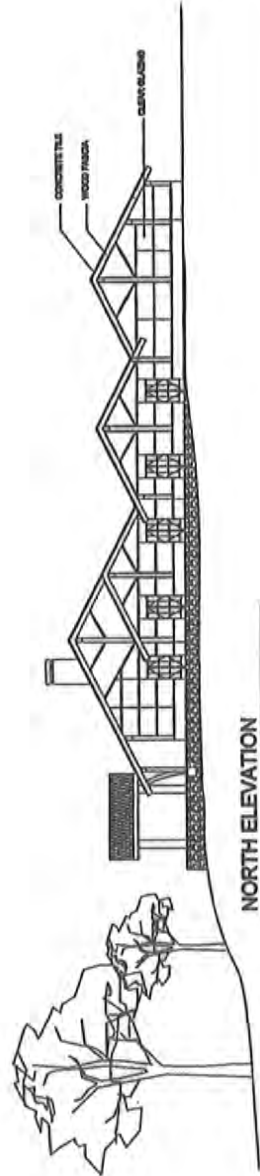
## Architectural Elevation of Proposed Retreat Center

2.5-18

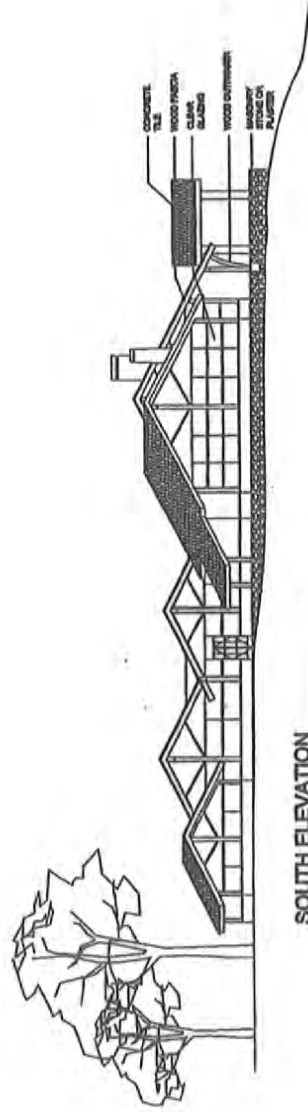




EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

SOURCE: Matalon Architecture and Planning, 2002

Salvation Army Divisional Camp and Retreat

## Architectural Elevation of Proposed Central Dining Facility

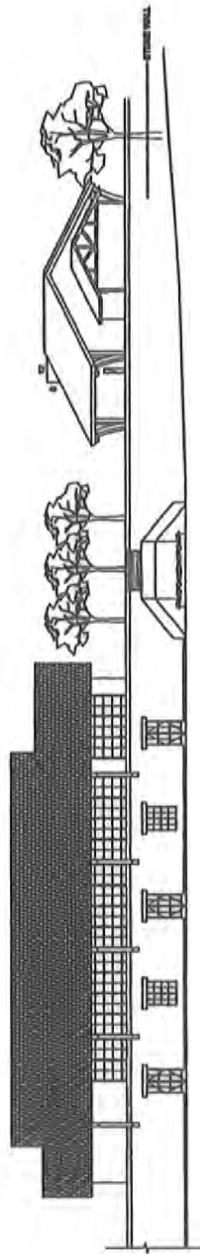


FIGURE

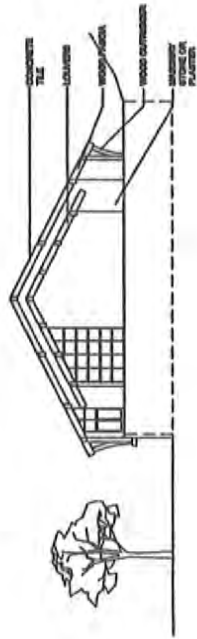
2.5-19

1/5/10

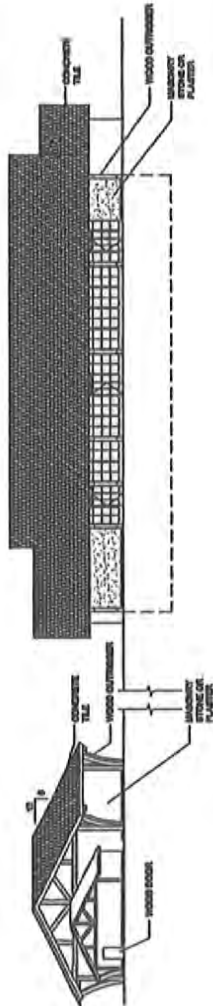




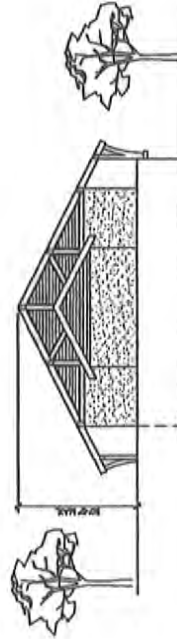
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

SOURCE: Matalon Architecture and Planning, 2002

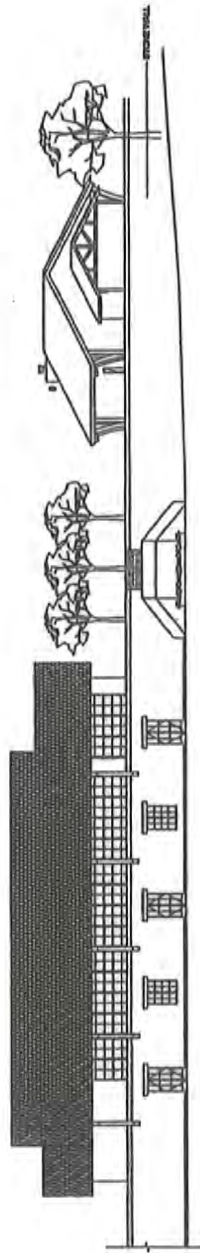
1/5/10

Salvation Army Divisional Camp and Retreat

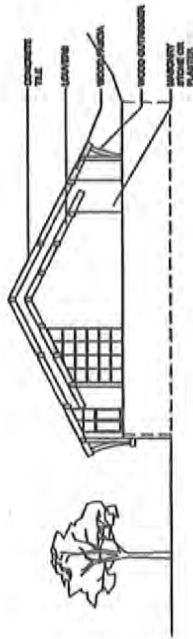
FIGURE

## Architectural Elevation of Proposed Multi-Purpose Facility and Indoor Mini-Theater

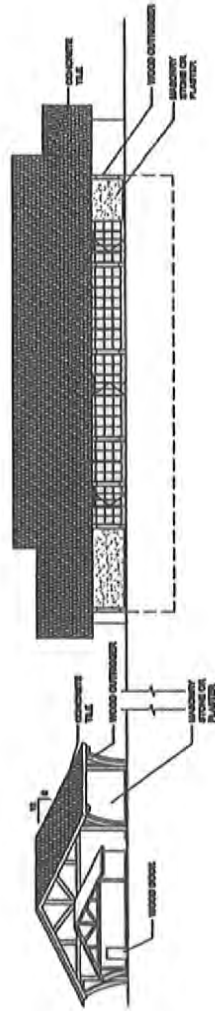
2.5-20



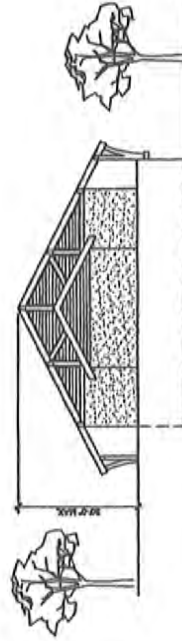
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

SOURCE: Matalon Architecture and Planning, 2002

1/5/10

Salvation Army Divisional Camp and Retreat

FIGURE

Architectural Elevation of Proposed Indoor Mini-Theater

2.5-21

TABLE 2.5-1  
Steep Slope Inventory

SLOPE RANGE (%)	ACREAGE/PERCENT OF TOTAL SITE*
0-15	140.7 (24.5%)
15-25	111.2 (19.4%)
25-50	238.9 (41.6%)
>50	83.1 (14.5%)

Source: Nasland Engineering, 2000.

TABLE 2.5-2  
Steep Slope Encroachment

Total Site Area	578 acres (100%)
>25 percent	322 acres (56%)
Encroachment Allowed	32.2 acres (10%)
Proposed Encroachment	3.9 acres (1.21%)

Source: Nasland Engineering, 2001.

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